

**University Avenue Central Corridor Task Force**  
**25 January 2007**  
**Central Corridor Resource Center**  
**Meeting Summary**

**University Task Force members present:** Marilyn Porter (co-chair), Veronica Burt, Betty Charles, Seitu Jones, Richard Kleinbaum, Juan Linares, Byron Moore, Nieeta Presley, Robert Straughn, Anne White

**University Task Force members absent:** Reggie Aligada (co-chair), Julie Causey (co-chair), James Erkel, Joan Grzywinski, Courtney Henry, Vatou Her, Jonathan Sage-Martinson, Mai Thor, Bao Vang, Brian Winkelaar

**Staff present:** Donna Drummond, Shawntera Hardy, Va-Megn Thoj, Yang Zhang, Sarah Zorn

**Others present:** Jo Haberman, Jane McClure, Karri Plowman, Carol Swenson, Paula Maccabee, Karen Lyons, Vic Rosenthal, Tim Griffin, Lee Munich, Kris Nelson, Bill Clements, Sarah Penman, Lee Munnich, Linda Jungwirth, Caty Royce, Bill Lerman, Dan Kravetz, and students from the Humphrey Institute

The meeting was called to order by co-chair Marilyn Porter. She welcomed everyone, asked them to introduce themselves, and briefly reviewed the agenda for the day. She began the meeting by asking if there were comments on the summary of Jan. 11th meeting. There were none.

Shawntera Hardy gave a short presentation on the status of the business and workforce inclusion information and distributed a second draft for task force review, and discussed some of the points that she hoped would parallel the work that will be done by the Met. Council's Business Advisory Committee. She stated that there are currently no funds for these efforts and the City hopes to collaborate with other organizations to be able to provide technical assistance, work on outreach and identify barriers to connections with elected officials that could hinder the work that needs to be done with the business segment.

She presented the draft of the Small Business Resource list and asked task force members to look it over and provide feedback/additions/corrections. She also introduced a group of Humphrey Institute students, who will be working on identifying Central Corridor small business needs as part of a "capstone" project for graduation.

Karri Plowman, of the Central Corridor Partnership, then gave some information about the BAC

- Applications are due February 19<sup>th</sup>
- So far, 49 applications had been received for 20-25 BAC positions
- The Minnesota Council of Non-Profits will be partnering with the Central Corridor Partnership and will be helping to distribute information to non-profits in the corridor
- There are 836 non-profits located along the entire length of the corridor
- Recommended talking to those who worked on business mitigation on the Lake Street reconstruction in Minneapolis and said he would provide contact information
- The life of the BAC is supposed to be through construction

There was a brief discussion regarding Coral Ten Fingers and asking her to come back to talk to the task force about her efforts in the Portland area.

The next discussion was about the language and concepts that were proposed by various task force members and community organizations for inclusion in the draft Central Corridor

Development Strategy. Donna Drummond suggested that those who had proposed the changes describe the goals and ideas so that the task force could discuss them and determine to what extent they were addressed in the Development Strategy, once it became available.

Veronica Burt discussed changes proposed by a subgroup of the task force and stated that the intention was to strengthen/add language regarding equitable development, environmental justice and making sure that those who were burdened by development were given an opportunity to benefit from it as well. There is an emphasis on allowing people to stay in place and avoid involuntary displacement. The reason for suggesting higher affordability standards was an attempt to be more proactive in terms of housing rather than having to be reactive once the LRT is built. Inclusionary zoning and a closer look at the Comprehensive Plan's housing chapter were suggested as ways to meet affordable housing demand.

Yang Zhang, a city planner working on an update of the City's Housing Chapter of the Comprehensive Plan, gave an update of the housing chapter committee saying that they are reviewing old plans and, in April, will be talking about ways to meet the need for affordable units over the next 10 years. The committee meets the third Wednesday of every month at the Rondo Library. A discussion on the AMI (Area Median Income), how it gets set and what it means for funding followed.

A general discussion regarding specificity of all proposals followed; some members felt the language was too specific at this point and without further public involvement, while others felt that setting the bar high would ensure that the needs within the corridor are met.

Vic Rosenthal and Jo Haberman presented information on housing affordability and community benefits agreements and mentioned that several points would overlap with the document prepared by taskforce members. Vic stressed that the LRT has to be viewed as an intra-city transit system as well as an inter-city transit system. Further discussion on setting the AMI followed as well as the availability of local contractors (at the required skill levels) to fulfill the standards set forth in the document. The issue of city-wide implications for affordable housing and development standards was presented and the following points were made:

- Housing resources are limited and dictate the number of units - the higher the subsidy, the lower the number of units that can be built.
- Concentrating resources in the corridor effectively takes resources from other parts of the city.
- Bonuses could be offered in exchange for development of affordable housing or structured parking.
- Urban Strategies will be presenting a parking toolkit that will help the city deal with parking issues once the line has been built rather than building park and ride facilities before hand.
- There is a need to balance tools such as public financing (for ex. the use of TIF), and zoning to achieve the goals of the strategy.
- Working with the neighborhoods could help lessen some of the conflict that is often part of the development process, but the current practices are inadequate and don't support enough disclosure.

Donna stated that the city attorney is looking into the legality of CBAs and mentioned the current City standards for compliance that have been established through extensive processes. Because CBAs don't necessarily follow those processes, it is questionable as to whether the city can be party to the agreement. However, the City does have discretion over what is in the city-developer

agreement. There is a meeting of the Minneapolis City Council on February 2<sup>nd</sup>, from 10 – 11:30 am where CBAs will be discussed.

The draft *Central Corridor Development Strategy* will be sent out a week before the 2/14 meeting, when Urban Strategies will be here to go over it; if there are comments about the current 90 strategies or additions, it would be good to get those submitted as soon as possible. Because some task force members are also members of the Met. Council's Community Advisory Committee, the 3/15 meeting will be changed to 3/13 while the 3/1 and 3/29 meetings will stay the same. The taskforce tentatively identified a goal of making the 3/29 meeting a joint meeting of both task forces to adopt a final set of recommendations, but will reevaluate once the draft strategy has been received and discussions are underway.

The meeting adjourned at approximately 7:00 p.m.

*Meeting summary prepared by Sarah Zorn, PED planning staff.*